



THIS INSTRUMENT PREPARED BY & RETURN TO:
Fred A. Morrison
McLin & Burnsed, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

INSTRUMENT #2014051859
OR BK 4475 PG 2006 - 2009 (4 PGS)
DATE: 5/9/2014 2:30:27 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$35.50 DEED DOC \$0.70

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 1st day of May, 2014, by SKYRIDGE VALLEY HOMEOWNERS ASSOCIATION, INC., whose address is 6072 Lake Gloria Boulevard, Orlando, Florida 32809, hereafter referred to as Grantor, to THE CITY OF LEESBURG, FLORIDA, whose address is P.O. Box 490630, Leesburg, FL 34749-0630, hereafter referred to as Grantee,

WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid and tendered unto Grantor, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, a perpetual easement over and across the following described real property:

AS DESCRIBED ON EXHIBIT "A" ATTACHED

for the purpose of construction, installation, repair, maintenance, replacement and improvement of underground or above ground utilities, including but not limited to water, sewer, reuse water, natural gas, electricity, cable television, fiber optics, and telecommunications. If Grantee damages any surface improvements in its use of this easement, it shall repair any such damage at its expense, and restore the improvements to substantially the same condition they were in prior to the damage. Grantee is also given an irrevocable license, for so long as this Easement remains in effect, to cross the adjoining real property owned by Grantor, for the purpose of conducting any activities permitted by this Easement provided that such right of passage shall not interfere substantially with Grantor's use of its adjoining property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever. Grantor does hereby warrant the title to the interests conveyed to Grantee hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has set his or her hand and seal the day and year first above written. As used herein, the term "Grantor" shall refer to that person, or those persons, so named above, and shall be interpreted as being singular or plural, and shall be considered to have the person, number and gender appropriate to the context of the named individuals or entities.

{SIGNATURES APPEAR ON FOLLOWING PAGE}

CL3134

WITNESSES (two required)

GRANTOR: SKYRIDGE VALLEY
HOMEOWNERS ASSOCIATION, INC.

Barbara A Yaussy
Barbara A Yaussy
(Type or print name of Witness)

BY: [Signature]
WILLIAM VALDES, Vice President

Tracy M Dunance
Tracy M Dunance
(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared William Valdes, as Vice President of Skyridge Valley Homeowners Association, Inc., who acknowledged before me that he executed this instrument on behalf of the corporation on the 1st day of May, 2014, and who was either ☒ personally known to me, or who ☐ produced _____ as identification.

Barbara A Yaussy
NOTARY PUBLIC
Barbara A Yaussy
Type or print name of Notary

Commission Number

Commission expiration date



EXHIBIT "A"

Easement Description:

The Easterly 85 feet of Tract "N", Skyridge Valley Phase II, as recorded in Plat Book 45, Pages 46 thru 48, of the Public Records of Lake County, Florida.

GENERAL NOTES

- 1: This is NOT A BOUNDARY SURVEY.
- 2: The sketch on sheet 2 of this exhibit is to show a graphical representation of the lands described on sheet 1 of this exhibit.
- 3: This sketch was prepared for the City of Leesburg and its assign's as there interests may appear. Use of this sketch by any other parties is Strictly forbidden.
- 4: Use of this sketch shown on sheet 2 for any other purpose than that stated in note (2) is the sole responsibility of the user. The City of Leesburg assumes no liability for the misuse of this information.
- 5: All information outside the labeled limits of this site is for general reference purposes only. Assumption of correctness outside of said site boundary is the liability of the user.
- 6: The Bearings, shown hereon, are relative to assumed datum and are Based the westerly line of a Florida Power Corporation easement recorded in OR book 360, Pages 766 thru 771, and shown on the plat of Skyridge Valley Phase II, recorded in Plat Book 45, Pages 44 thru 48 of the public records of Lake County, Florida, as being North 17°53'44" West.
- 7: This sketch was prepared by the City of Leesburg, Public works Department, Engineering Division, under the direction of Adrian Parker, CPM / Development Review Coordinator for the City of Leesburg
- 8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

I Robert McCoy, HAVE REQUESTED THE INFORMATION DEPICTED
HERON AND ACKNOWLEDGE RECEIPT OF THE INFORMATION AND IT IS
SATISFACTORY FOR MY NEEDS AS OF THE DATE OF THIS SIGNATURE.

NAME: _____ DATE: _____

SECTION: 21-22-26



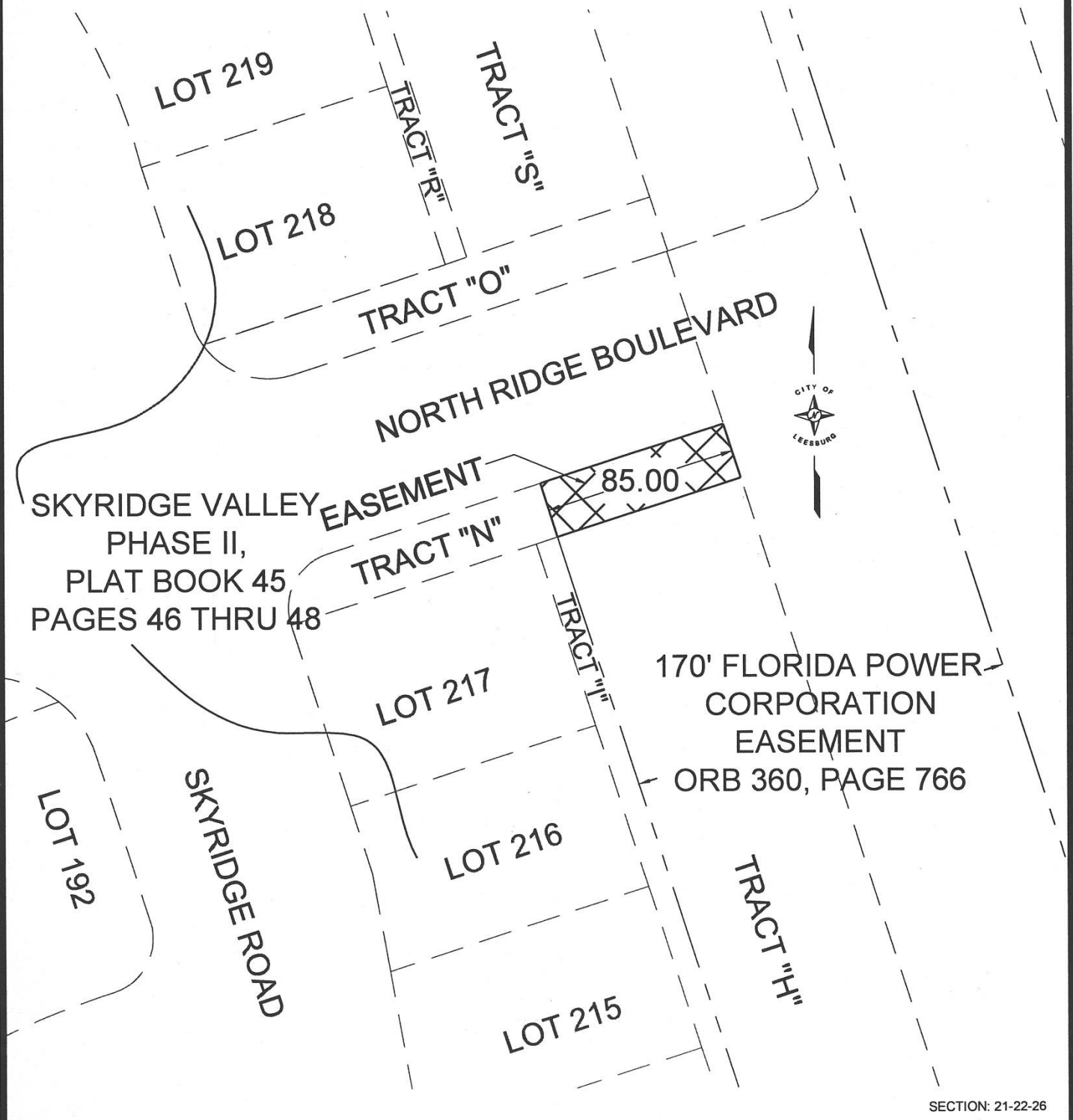
CITY OF LEESBURG
PUBLIC WORKS DEPT.
ENGINEERING DIVISION
550 S. 14th ST. - P.O. BOX 490630
LEESBURG, FLORIDA 34749
PHONE (352) 728-9755
FAX (352) 728-9879

SKETCH and DESCRIPTION
UTILITY EASEMENT
Skyridge Vally Homeowners Acssoction
to the CITY OF LEESBURG

DATE: 02/21/2014
DRAWN: ACP
CHECKED: ACP
APPROVED: RMC
SCALE: NTS
FILE NO.: EA14002

SHEET
NUMBER
1
OF
2

EXHIBIT "A"



SECTION: 21-22-26



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UTILITY EASEMENT
Skyridge Vally Homeowners Acsoction
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DATE: 02/21/2014
DRAWN: ACP
CHECKED: ACP
APPROVED: RMC
SCALE: 1" = 5'
FILE NO.: EA14002

SHEET
NUMBER
2
OF
2